



15 Back Dragon Parade, Harrogate, North Yorkshire, HG1 5FH

**£425,000**

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A stunning and individual four-bedroom modern townhouse situated in the heart of Harrogate town centre.

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This superb home offers very generous and stylish accommodation arranged over four levels, with the distinct benefit of a garage and feature roof terrace.

The property is finished to the very highest of standards and is very much "like new" since it has been kept in an immaculate condition. The property flows well and briefly comprises entrance hallway leading to fitted utility room, cloakroom and study / snug. The main living space of this stunning home is located on the first floor and is set out as one open-plan reception room and kitchen. To the rear of the first floor is a modern fitted kitchen with island and fitted appliances. The rest of the space is occupied by a sizeable living space, making it the perfect room for entertaining and a very sociable environment. To the second floor there is a master bedroom with en-suite shower room, second double bedroom, a single bedroom and a modern house bathroom. The third floor benefits from a great fourth bedroom / garden room/ living room that leads nicely to an outside terraced area, benefitting from all-day sun. A viewing is recommended to truly appreciate the high spec and size of the property.





## GROUND FLOOR

### ENTRANCE HALL

Staircase leading to –

### FIRST FLOOR

#### LANDING

With-under stairs cupboard, double-glazed window to front and central heating radiator.

#### CLOAKROOM

WC, extractor fan, washbasin and central heating radiator.

#### UTILITY ROOM

Fitted wall and base units with work surfaces over, sink unit, space for washing machine, vent for tumble dryer, double-glazed window to rear.

#### STUDY / SNUG

A useful ground-floor room, providing a great work from home space or additional living area.

### FIRST FLOOR

#### SITTING ROOM

A large reception room with sitting and dining areas. Double-glazed window to front, telephone point, television point and central heating radiator.

#### DINING KITCHEN

With a range of stylish fitted wall and base units with work surfaces over, island sink, built-in electric double oven, warming drawer, gas hob with extractor hood over, integrated fridge / freezer, integrated dishwasher. Double-glazed window to rear and central heating radiator.



### SECOND FLOOR

#### MASTER BEDROOM

Double glazed window to front, telephone point and central heating radiator.

#### EN-SUITE SHOWER ROOM

White three-piece suite comprising step in shower cubicle, low-level WC, handbasin and heated towel rail.

#### BEDROOM 2

Double-glazed window to rear and central heating radiator.

#### BEDROOM 3

Double glazed window to rear and central heating radiator.

#### BATHROOM

White three-piece suite comprising panelled bath with shower over, low-level WC, washbasin, heated towel rail, tiled walls and extractor fan.



### THIRD FLOOR

#### BEDROOM 4 / GARDEN ROOM

Double glazed French doors leading to roof terrace and central heating radiator.

#### OUTSIDE

South-facing decked roof terrace.

Garage with electric door, lighting and power points.

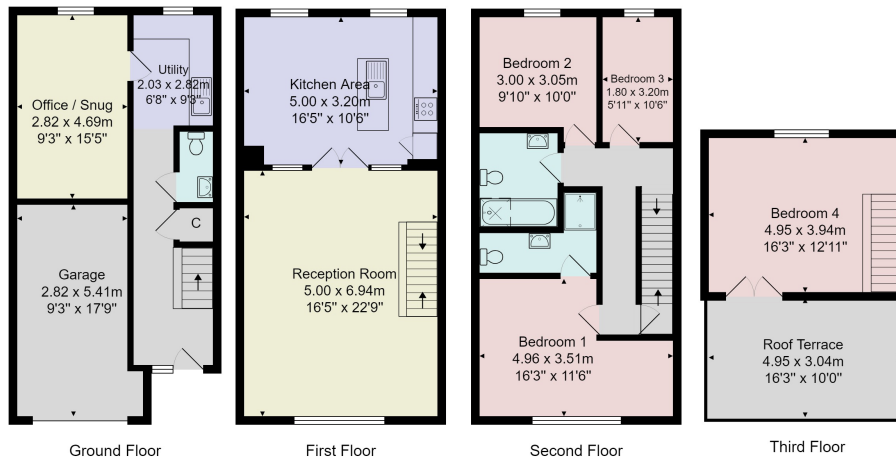
#### LOCATION

Back Dragon Parade is conveniently located in the town centre, with its many shops and restaurants, as well as being well placed for daily commuting to Yorkshire's principal business districts and regular transport links from the bus and train station.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 169.6 m<sup>2</sup> ... 1826 ft<sup>2</sup> (excluding roof terrace)

All measurements are approximate and for display purposes only.

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